



City of Harrisonburg, Virginia

Planning Commission Meeting

November 8, 2006

7:00 p.m.

Regular Meeting
345 South Main Street

- 1) **Call to order, roll call, determination of quorum, and review/approval of minutes from the October 11, 2006 regular meeting, the October 18, 2006 Work Session, and the November 1, 2006 Capital Improvement Program meeting.**

- 2) **New Business**

Special Use Permit – 1515 Country Club Road (Flagpole)

Public hearing to consider a request from Corolla Management Corporation, with representative James Mehringer for a special use permit per Section 10-3-91(12) of the Zoning Ordinance to allow an eighty-foot flag pole in the B-2, General Business District. The property is located at 1515 Country Club Road and can be found on tax map 13-A-1.

Group Housing Designation and Special Use Permit – Roosevelt Square Revisions

Public Hearing to consider a request from Lynn Griffith, with representative J.M. Snell for a special use permit per Section {10-3-40 (7)} to allow occupancy of not more than four (4) persons per unit and to recognize Roosevelt Square Apartments as a group housing project development {per Section 10-3-42(C)} within the R-2, Residential Zoning District. The property is located at 426 & 438 South High Street and can be found on tax maps 24-Q-6 & 24-S-3&4.

Preliminary Plat – Chand Development

Consider a request from Mohammad Aslam, with representative Blackwell Engineering to preliminary plat 80 townhouse lots on 8.28 acres with a variance to Section 10-2-42(d) to allow individual lots to not front on a public street. The property, zoned R-3, Multiple Dwelling Residential, is located at 705 Stonewall Drive and can be found on tax map 80-A-18.

Capital Improvement Program

Consider recommendation to City Council.

R-3 & R-5

Review changes to draft ordinances.

- 3) **Unfinished Business**
- 4) **Public Input**
- 5) **Report of secretary and committees**
Proactive Zoning
- 6) **Other Matters**
- 7) **Adjournment**

Staff will be available Tuesday December 12, 2006 at 2:30 p.m. for those interested in going on a field trip to view the sites for the December 13, 2006 agenda.